

**MINUTES FOR THE MEETING OF THE ST. CHARLES CITY COUNCIL  
TUESDAY FEBRUARY 20, 2018 – 7:00 P.M.  
CITY COUNCIL CHAMBER, CITY OF ST. CHARLES  
2 E. MAIN STREET, ST. CHARLES, IL 60174  
CITY COUNCIL CHAMBERS**

1. **Call to Order** Mayor Rogina at 7:00 pm
2. **Roll Call**  
Present –Silkaitis, Lemke, Turner, Bancroft, Gaugel, Bessner, Lewis  
Absent - Stellato, Payleitner, Vitek
3. **Invocation** by Fr. Peck, St. Charles Police Department
4. **Pledge of Allegiance** by Ald. Silkaitis
5. **Presentations**
  - Presentation by Police Chief Keegan to promote Steve Bedell to Deputy Chief of the City of St. Charles Police Department.
  - Presentation by Police Chief Keegan to promote Mike McCowan to Sergeant of the City of St. Charles Police Department.
  - Presentation of Proclamation to celebrate the 50<sup>th</sup> Anniversary of Bethlehem Pre-School.
  - Presentation of a Donated Poster of the Municipal Building Designed by Rex Parker.
6. **Omnibus Vote. Items with an asterisk (\*)** are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.
- \*7. Motion by Ald. Turner and seconded by Ald. Bancroft to accept and place on file minutes of the regular City Council meetings held January 20, 2018.

ROLL CALL VOTE: AYE: Silkaitis, Lemke, Turner, Bancroft, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: Stellato, Payleitner, Vitek MOTION CARRIED

- \*8. Motion by Ald. Turner and seconded by Ald. Bancroft to accept and place on file the Treasurer's Report for period ending January 31, 2018.

ROLL CALL VOTE: AYE: Silkaitis, Lemke, Turner, Bancroft, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: Stellato, Payleitner, Vitek MOTION CARRIED

- \*9. Motion by Ald. Turner and seconded by Ald. Bancroft to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 1/15/2018 – 1/28/2018 the amount of \$6,330,771.78.

ROLL CALL VOTE: AYE: Silkaitis, Lemke, Turner, Bancroft, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: Stellato, Payleitner, Vitek MOTION CARRIED

- \*10.** Motion by Ald. Turner and seconded by Ald. Bancroft to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 1/29/2018 – 2/11/2018 the amount of \$2,181,239.70.

ROLL CALL VOTE: AYE: Silkaitis, Lemke, Turner, Bancroft, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: Stellato, Payleitner, Vitek MOTION CARRIED

## **I. New Business**

- A. Presentation of a Recommendation from Police Deputy Chief Erik Mahan to Approve a Proposal for a Liquor License Change Request for The Painted Vine Cellar, LLC, located at 1 W Illinois Street, Unit 110, St. Charles, from a D-8 license to an F-2 BYOB (Bring Your Own Beverage) License. Motion to approve by Ald. Turner and seconded by Ald. Gaugel.

**Ald. Lewis:** Are you going to provide storage for patrons who don't consume their bottle of wine? Like storage lockers for regular customer to keep their wine in?

**John Kessler:** 41W555 Fox Creek Dr., St. Charles – We have not thought about storage lockers but if that is required, we would do that.

**Ald. Lewis:** It is not a requirement, it's an option. I just wondered if you were going to do that.

**Kessler:** It is our hope that if they brought it that we would re-cork it and put it in the special zip lock bags and they can take it home. We're open for what the city recommends as best practice for this.

**Mayor Rogina:** As Ald. Lewis said, it's not required to have a locker, but that is your call to make at any point in time as you wish.

**Kessler:** Whatever is the safest, we're all for.

**Ald. Turner:** So when they leave they are going to put their bottles into a zip lock and safe container?

**Kessler:** Yes.

**Mayor Rogina:** That is ordinance and if they don't follow it, the business will be cited for it, I'm just being blunt about it.

**Deputy Chief Mahan:** Depending on how they transport it in their vehicle, they could be cited in their vehicle as well.

**Ald. Turner:** Ok, thank you.

ROLL CALL VOTE: AYE: Silkaitis, Lemke, Turner, Bancroft, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: Stellato, Payleitner, Vitek MOTION CARRIED

## II. Committee Reports

### A. Government Operations

- \*1. Motion by Ald. Turner and seconded by Ald. Bancroft to approve a **Resolution 2018-8** Authorizing the Execution of an Intergovernmental Agreement pertaining to Anthony Place (Prairie Centre Senior affordable units).

ROLL CALL VOTE: AYE: Silkaitis, Lemke, Turner, Bancroft, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: Stellato, Payleitner, Vitek MOTION CARRIED

- \*2. Motion by Ald. Turner and seconded by Ald. Bancroft to accept and place on file minutes of the Government Operations Committee meeting held on February 5, 2018.

ROLL CALL VOTE: AYE: Silkaitis, Lemke, Turner, Bancroft, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: Stellato, Payleitner, Vitek MOTION CARRIED

### B. Government Services

None

### C. Planning and Development

1. Motion by Ald. Bessner and seconded by Ald. Bancroft to approve a **Resolution 2018-9** Authorizing a revision to the Façade Improvement Agreement between the City of St. Charles and Edward Seaman (225 W. Main St.).

**Ald. Lewis:** Your Honor, I have a question. I happened to drive by last Friday and realized that they were already putting up the siding.

**Mayor Rogina:** I checked with staff on that and there was a building permit issued on this. City Administrator Koenen, do you want to add anything to that?

**Ald. Lewis:** I did receive the email that they were starting. The only thing they didn't have a final approval from the city council on what the material should be. I was disappointed that they maybe didn't understand that they couldn't go ahead and start putting that up until they received final approval.

**City Administrator Mark Koenen:** They did have a building permit for the work. They changed materials and that is what came back to committee. There was a 9-1 vote, I believe, to support the change the materials. So they did proceed ahead, recognizing that they were proceeding ahead at risk relative to the grant value.

**Ald. Lewis:** So they knew that?

**City Administrator Mark Koenen:** Yes.

**Mayor Rogina:** And I suppose felt somewhat safe, given the vote at committee. I suppose we will find out now, for sure. Anything further? Alderman Turner?

**Ald. Turner:** This has come up before, when projects have been started before final approval. We'll call it "engineering at risk". As Mark (Koenen) said, it is a risk but, if somebody wants to take it, they can do it.

**Ald. Lewis:** I was hoping that maybe we could have a discussion that we could come to some resolution of some other material to use, I don't know if you have had a chance to look at it. I think that's how we left things; maybe we could have worked something out, looked for some other grants or some other means but, that's off the table now.

ROLL CALL VOTE: AYE: Silkaitis, Lemke, Turner, Bancroft, Gaugel, Bessner

NAY: Lewis ABSENT: Stellato, Payleitner, Vitek MOTION CARRIED

- \*2. Motion by Ald. Turner and seconded by Ald. Bancroft to accept and place on file Historic Preservation Commission Resolution 9-2017 A Resolution Recommending Denial of a Certificate of Appropriateness for demolition of the primary structure and rear addition of 217 Cedar Ave. (Baker Memorial United Methodist Church).

ROLL CALL VOTE: AYE: Silkaitis, Lemke, Turner, Bancroft, Gaugel, Bessner, Lewis

NAY: 0 ABSENT: Stellato, Payleitner, Vitek MOTION CARRIED

3. Motion to approve a **Resolution** Denying a Certificate of Appropriateness (217 Cedar Avenue).

**Mayor Rogina:** I have a statement to make regarding C-3 and I'll read it as follows.

"The Baker Memorial United Methodist Church has withdrawn their pending certificate of appropriateness request for the demolition of 217 Cedar Ave. City Staff received an email from Charles Freeburger, President of the Church Board of Trustees officially withdrawing the CoA request. Appearing on the city council agenda tonight, it is in front of you, is a resolution denying the CoA based upon Planning and Development recommendations. Since the request has been withdrawn, there is no further action to be taken on this agenda item; therefore we remove it from the agenda. You would be voting on something that doesn't exist any longer. I do want to state for the record that the city council has received the recommendation for denial of the CoA from the Historic Preservation Commission. This recommendation was reviewed by the P&D committee. To Summarize, the P&D committee's action, the committee concluded, 7-1 vote, that demolition of 217 Cedar Ave building as proposed would not meet the ordinance criteria procuring a CoA. The committee effectively agreed with the findings with the Historic Preservation Commission. At the P&D committee, some discussion occurred regarding issues such as finding a different use for the property, or offering the property for development. These discussions were in the spirit of the committee, I know I picked that up just sitting over here on the side, try to facilitate a solution that might meet the church's needs while being able to comply with the ordinance, recognizing that the committee concluded that the request on the table does not meet the ordinance criteria for a CoA."

With that, this agenda item is concluded other than to say, to me, as a bystander on this and not part of the committee vote, this process here may continue to keep discussion alive as they come to some reasonable solution moving forward. That's what I hope will happen as we move forward. We're taking that off the agenda.

**Ald. Silkaitis:** Do we have a time limit on how long we are going to hold this up? I guess my point is, I don't want this hanging out there forever.

**Mayor Rogina:** I could refer to staff and I think I will, to Rita Tangare, just to comment on that. The church owns the property, it is there, it is theirs and we'll see what happens.

**Rita Tungare:** At this time, the application has been withdrawn. It is really their discretion if they wish to peruse another application at another date. There is no time limit, they don't have to come back within a certain period of time, they don't have to wait for a period of time either.

**Ald. Silkaitis:** Does the Historic Preservation, does that ever expire?

**Mayor Rogina:** The CoA, the denial, I should say of the CoA.

**Rita Tungare:** That stands on it own with regards to the application that was before them. Here is how the process would work. If the church decides to file another application for a CoA, that would start the process over again. This means that it would go back to the Historic Preservation Commission again. They would have to make findings again to approve or deny the CoA and then if the CoA was approved, their decision would be final, of the CoA was denied by Historic Preservation again, then it would come back before city council.

- \*4.** Motion by Ald. Turner and seconded by Ald. Bancroft to direct Staff to issue a Request for Proposals for First Street Redevelopment-Building 6, 7B and 8.

ROLL CALL VOTE: AYE: Silkaitis, Lemke, Turner, Bancroft, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: Stellato, Payleitner, Vitek MOTION CARRIED

- \*5.** Motion by Ald. Turner and seconded by Ald. Bancroft to accept and place on file minutes of the February 12, 2018 Planning & Development Committee meeting.

ROLL CALL VOTE: AYE: Silkaitis, Lemke, Turner, Bancroft, Gaugel, Bessner, Lewis  
NAY: 0 ABSENT: Stellato, Payleitner, Vitek MOTION CARRIED

#### **D. Executive Session**

- Personnel –5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

**10. Additional Items from Mayor, Council, Staff, or Citizens**

- 11. Adjournment** motion by Ald. Turner and seconded by Ald. Bessner at 7:30pm  
VOICE VOTE: AYE - UNANIMOUS      ABSENT: Stellato, Payleitner, Vitek

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Charles Amenta, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

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Charles Amenta, City Clerk

***ADA Compliance***

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at [jmcmahon@stcharlesil.gov](mailto:jmcmahon@stcharlesil.gov). Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).